

**WALTON'S MOUNTAIN HOMEOWNERS'
ASSOCIATION (WMHA)
Annual Meeting Minutes
May 21, 2009**

The annual meeting held at "The Lodge" of Southwood Presbyterian Church was **called to order** by Bill Lokken, President of the WMHA. The agenda was reviewed and a quorum requirement of 52 was exceeded with attendance and proxies totaling 54.

The meeting followed the agenda with PowerPoint charts for each item. Maureen Lokken, Secretary of the WHMA, presented the **Proof of Meeting Notice** detail which met the requirements of the current by-laws:

- Distribution of meeting notice 10 days before meeting. Notice was mailed 5/11/09
- Meeting notice included the proposed 2009 Budget and requested a review prior to discussion and vote at the meeting.

The **Minutes of the 2008 Annual meeting** were also reviewed by the Secretary and approved unanimously by the members after motion to accept by Charlie Bonne was seconded by David Furman.

The WHMA Organization was shown and discussed by Bill Lokken. He expressed the Board's and Committees' appreciation for support from the membership.

Each Officer gave a report of accomplishments and planning for the future. Bill Lokken, President, presented accomplishments of organizing the Board with regular meetings, structuring and staffing the Committees.

- Developed automated accounting spreadsheets and visible budget tracking.
- Reacted to member requests for improved mountain security.
- Fostered planned front entrance improvements and campaigned for member landscape and lot improvements.
- Established Newsletters and periodic Directory releases so members can communicate.

Planning for the future included the following items:

- Financial management,
- Improving member communications, incremental front entrance landscape improvements, landscape perfection among members, pressing Huntsville Utilities to honor their commitments,
- Supporting security improvements,
- Moving Annual Meeting to January or February for earlier budget approval
- Developing a methodology for enforcement of By Laws, dues collection and ARC standards.

Bill Lokken presented the Treasurer's charts in Kathy Leslie's absence.

Accomplishments included establishing/managing WMHA bank accounts, supporting the development of automated internal collection and budget management processes, completion of 2007 audit of books and 2007 tax return began 2008 audit and collected 2009 Annual Dues.

Planning for the future includes speeding up the independent book auditing process and investing reserve budget funds in safe interest-bearing instruments (CD's)

The following status was reported as of May 21, 2009 Meeting

Bank Account Status

- Bal 12/31/08 \$23677.36
- Bal 05/20/09 \$62615.41

Annual Dues status

- 101 lots paid
- 1 vacant lot not paid

Video Security Assmt Status

- 91 lots paid of 102
- 11 lots not paid (by 6/16/2009 only 3 unpaid)

Bill also presented the Secretary's charts reporting accomplishments as arranging meetings, preparing minutes of all Board meetings and providing direct collection of deficient dues. Plans for the future are to improve communication with members through maintenance of Directory data base.

Jon Holland, Vice President presented his accomplishments as follows:

Continued the review of By Laws, provided council to the Board for By Law conformance and audited voting.

Future Planning includes:

- Finalizing revision of By Laws to eliminate obsolete Developer language,
- Allowing modern communication methods for official business (email) and authorizing electronic voting.
- Modify budget restriction to pay non-budgeted items.
- Support legal assessment collection process and
- Continue council to Board for By Law conformance.

Reports by each committee chair were given.

Harry Durgin, the Architectural Committee Chair, presented the status of house lots reporting build out of 76 of the 102 lots, leaving 22 vacant lots. Harry also presented the sidewalk status showing 19 lots requiring walks (some partial). Harry also showed info relative to ARC standards in a “Did You Know” format. The future plans for the ARC include completing review and update of Protective Covenants and Restrictions, supporting education of Members regarding Protective Covenants and Restrictions and developing methodology for improved enforcement of rules.

Kim Holland, Social Committee Chair, reported on the past social events, Holiday Party on Friday Dec 5. Attendees ~60 adults, kids “Cocoa and Caroling” held Dec 21 ~25 kids and Spring Block Party held May 7 ~70 attendees including lots of kids. Plans for the future were Fall Chili block party, December Kids Caroling, December Holiday Social and Spring Block Party.

Bill Lokken, co-chair of the Landscape Committee, gave the accomplishments for the entrance’s flower beds and general landscaping including refurbishing the irrigation system (volunteer labor) and contracting with local landscape artist to develop formal plan for entrance. Bill showed the Plan which was on display at the meeting.

Planning for future, Bill showed the following list:

- Verify upper Common Area is properly defined and maintained (Under power lines)
- Continue building fund for major entrance improvement
- Continue developing entrance upgrade plan

- Upgrade landscape lighting – new light fixtures
- Continue working with Huntsville Utilities for improvement of their lots
- Install 2nd entrance plaque on west column (contract in place)

Bill Lokken also reported the status of the Phased Entrance Implementation plan as presented at the 2008 Annual Meeting. The Huntsville Utilities status was presented for the 3 lots owned by the Huntsville Utilities.

The Communications Committee reported by Jim Williams showed these accomplishments and plans for the future:

- Maintained WMHA website
- Posted notices and minutes
- Posted Newsletters
- Renewed Domain Name through 2010

Planning for the Future

- Post information as requested by Board
- Entertain suggestions for cosmetic improvements to Website
- Implement suggestions for improving user-friendliness/clarity for site navigation

Bob Gundy gave the Traffic/City Committee Report as follows:

- Got the “Roadwork Ahead” sign removed
- Got the lane lines painted for improved safety at entrance
- Got the plugged up storm drains cleared on lower Springhouse
- Requested traffic light (resulting in a City traffic study – no result)
- Continuing pressure for 2nd entrance

Planning for the Future

- Continue efforts on a 2nd entrance (will take many years)
- Continue work with City to fix damage to roads (Springhouse)
- Continue pressure to get traffic light
- City issues as they arise

Bill Lokken gave a Security Committee report saying a Committee is required by the By-Laws and will be formed. He reviewed the functions and also gave the Video System status. Volunteers were requested for the new committee.

All Officer and Committee charts are posted on the WMHA web-site.

Election of Directors was addressed and a motion was made and seconded by Jerry Smelser and Charlie Bonne respectively to continue with the present 5 Directors. The vote was unanimous to continue with current Directors.

New Business

The proposed 2009 Budget was reviewed and approved with a unanimous vote after motion to accept by Charlie Bonne and seconded by David Furman.

Floor Questions/Discussion

David Furman asked Bill Lokken to explain how the Video Security System would work. Bill explained how the system is designed and how it will work.

James Deason asked if we would have a sign saying "Video Monitoring".

Bill Lokken said no plans now because the cameras are visible, but if a need is determined later we could obtain a sign.

A motion to adjourn was made by Bob Gundy and seconded by Keith Weil. The meeting adjourned.

Maureen Lokken
WHMA Secretary